



Bond
Oxborough
Phillips

Changing Lifestyles

1 Fern Park
Ilfracombe
Devon
EX34 8JR

Asking Price: £275,000 Freehold



Changing Lifestyles

01271 866 699
ilfracombe@bopproperty.com

1 Fern Park, Ilfracombe, Devon, EX34 8JR

Perfect opportunity to create a beautiful family home with sea views, gardens, parking and garage...



- Detached bungalow
- Beautiful sea views
- Front and rear gardens
- Private driveway and garage
- Fabulous opportunity for modernisation
- Peaceful residential setting
- Council Tax Band: C
- EPC: E



Situated in a highly sought-after cul-de-sac on Fern Park in the popular coastal town of Ilfracombe, this two-bedroom detached bungalow offers a wonderful opportunity for buyers looking to create a beautiful home by the sea.

The property offers fantastic potential for modernisation and personalisation. Its position within this peaceful residential setting makes it particularly appealing.

A standout feature of the property is the stunning sea views, providing a spectacular coastal outlook to be enjoyed all year round. The bungalow also benefits from a private driveway, offering off-road parking, along with a garage providing further parking or useful storage space.

Outside, the property enjoys a beautiful garden, creating a tranquil outdoor space perfect for relaxing, gardening, or entertaining while enjoying the surrounding scenery.

Offering an excellent combination of location, views and potential, this property represents a rare opportunity to acquire a detached bungalow in one of Ilfracombe's most desirable locations. Early viewing is highly recommended to fully appreciate what is on offer.



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Ilfracombe is a historic Victorian seaside resort and provides shopping facilities as well as other amenities such as a building society, library, post office, schools, cinema etc. There are a number of attractions within walking distance including Damien Hirst's now famous Verity statue situated on the harbour, the new watersports centre, the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches and many more. You will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award-winning beaches close by, from secluded coves to wide stretches of golden sand with crashing surf. Visit Hele Bay to the east of the town for good bathing and rock pool exploring. Putsborough, Woolacombe and Croyde are within easy motoring distance, whilst North Devon's regional centre of Barnstaple is approximately 20 minutes' driving time.



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Internal Description

Main Entrance - UPVC double-glazed door leading to:

Entrance Porch - 6'2" x 6'6" (1.88m x 1.98m)

Dual-aspect double-glazed windows to front and side elevations, opening leading to:

Hallway - 3'5" x 13'10" (1.04m x 4.22m)

Radiator, storage cupboard housing meters, loft access, doors leading to:

Living Room - 17' x 11'10" (5.18m x 3.6m)

UPVC double-glazed window to front elevation with sea views, radiators x2, archway leading to:

Dining Room - 7'8" x 10'8" (2.34m x 3.25m)

Wooden-effect flooring, UPVC double-glazed windows to rear elevation x2, radiator.

Kitchen - 9'10" x 8'7" (3m x 2.62m)

UPVC double-glazed window to rear elevation, radiator, boiler, cupboard housing immersion heater, range of wall and base units, space and plumbing for washing machine, fridge freezer, stainless steel sink and drainer inset into countertops, tiled splashbacking, door leading to:

Rear Porch Area - 7'5" x 3' (2.26m x 0.91m)

Storage cupboard, UPVC double-glazed windows to side and rear elevations, door leading to garden.

Bathroom - 5'10" x 6'4" (1.78m x 1.93m)

UPVC double-glazed obscured window to front elevation, three-piece suite comprising shower cubicle with electric shower attachment and tiled surround, low-level flush WC, pedestal wash hand basin with vanity mirror above, partly tiled walls, heated towel radiator, extractor fan.

Bedroom One - 9'11" x 13'3" (3.02m x 4.04m)

UPVC double-glazed windows to rear and side elevations, radiator.

Bedroom Two - 9'10" x 9'9" (3m x 2.97m)

UPVC double-glazed window to front elevation with sea views, UPVC double-glazed window to side elevation, radiator.

Outside - The property enjoys a beautifully maintained south-facing garden, offering a wonderful sunny aspect throughout the day along with delightful sea views. Thoughtfully arranged, the garden features areas of patio ideal for outdoor seating and dining, well-kept lawns, and a variety of established shrubs and planting that add colour and character. This attractive outdoor space provides a peaceful setting to relax while enjoying the coastal outlook.

Agent's Notes - This property is registered under Land Registry Title Number DN487936 and is held on a Freehold tenure. The plot measures approximately 0.18 acres. It falls under Devon Local Authority, with a flood risk recorded as Very Low and is not located within a Conservation Area. The floor area is recorded as 785 ft². The property is in Council Tax Band C with an annual cost of approximately £2,235, and the EPC rating is E. Connectivity is good, with broadband speeds available up to 900 Mbps (Ultrafast), 80 Mbps (Superfast) and 17 Mbps (Basic). Mobile coverage is available via EE, Vodafone, Three and O2 (subject to provider), and TV/satellite services are available via BT and Sky, with Virgin Media not currently available. There are currently no planning permissions in place for this property or any neighbouring properties.

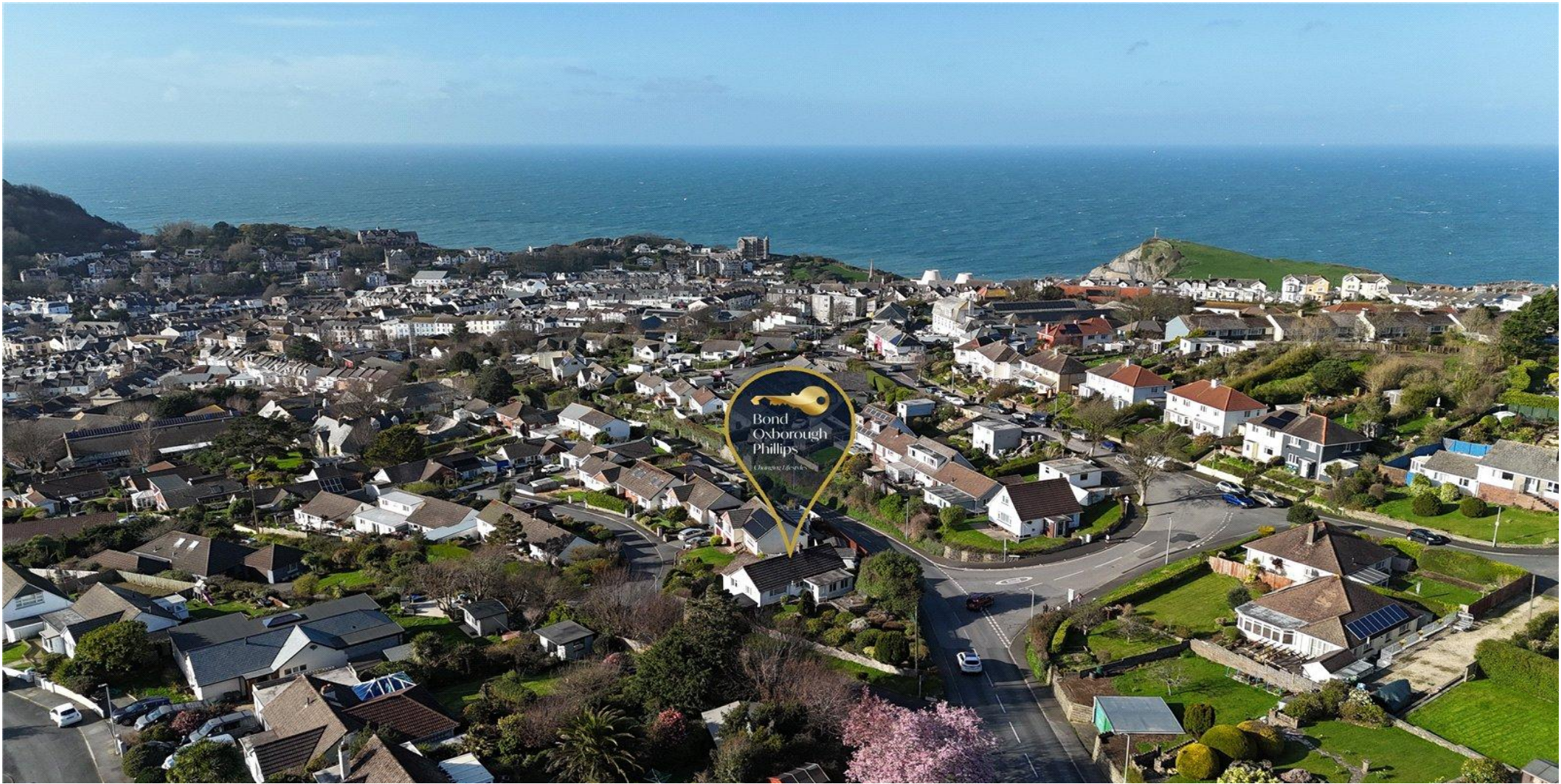
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Directions

From our Ilfracombe office with the premises on your left-hand-side, proceed out of town in the direction of Barnstaple. On sighting The Co-Operative supermarket take the left into Marlborough Road. Continue up this road taking the second right into Horne Park Road then an immediate right into Fern Park. The property will then appear on your right-hand-side with a number plaque.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find
and buy your new home...

119 High Street

Ilfracombe

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mortgage advice.



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